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The following constitutes the order of the Court.
Signed: June 15, 2021

M. Elaine Hammond

M. Elaine Hammond
U.S. Bankruptcy Judge

Attorneys for Movant
SASSAN RAISSI, A SOLE INDIVIDUAL,
AS TO AN UNDIVIDED 600,000/1,429,000
INTEREST; JERRY KIACHIAN, A MARRIED
MAN AS HIS SOLE AND SEPARATE PROPERTY,
AS TO AN UNDIVIDED 629,500/1,429,000 INTEREST;
MOHSEN KEYASHJAN, A MARRIED MAN AS HIS
SOLE AND SEPARATE PROPERTY, AS TO AN
UNDIVIDED 200,000/ 1,429,000 INTEREST

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA – SAN JOSE DIVISION

In Re)	Case No.: 20-50182
)	
PIERCE CONTRACTORS, INC.,)	Chapter 11
)	
Debtor.)	RS: ETW-002
)	
)	ORDER GRANTING RELIEF
)	FROM AUTOMATIC STAY
)	
)	Date: June 3, 2021
)	Time: 10:00 a.m.
)	Judge: M. Elaine Hammond
)	via Zoom
)	

This matter came before the Court on proper notice on June 3, 2021, 10:00 a.m. by video conference, the Honorable M. Elaine Hammond, presiding. Edward T. Weber appeared for Movant. William W. Winters appeared for Debtor. William Healy appeared for the Joyce creditors, and Trevor Fehr appeared for the United States Trustee. After consideration of the

1 motion, the Court's records, the withdrawal of the opposition by Debtor, the evidence presented,
2 argument of counsel and good cause appearing therefore, the Court hereby ORDERS as follows:

- 3
- 4 1. The Motion is GRANTED under 11 U.S. C. §362(d)(1) and (d)(2). Movant may
- 5 proceed with foreclosure and seek post-foreclosure possession of real property in the
- 6 event the Movant becomes the record owner of the property following foreclosure,
- 7 and any other applicable non-bankruptcy remedies.
- 8
- 9 2. That the fourteen (14) day stay under F.R.B.P. 4001(a)(3) is waived;
- 10 3. The real property affected by this Order is commonly described as:

11 **194 LANTZ DRIVE, MORGAN HILL, CALIFORNIA 95037**

12 **Real Property in the County of Santa Clara, State of California, described as**
13 **follows:**

14 **PARCEL NO. 1**

15 **PORTION OF THAT PROPERTY SHOWN AS PARCEL "A" ON THAT**
16 **PARCEL MAP FILED FOR RECORD IN BOOK 319 OF MAPS, AT PAGE 4,**
17 **SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:**

18 **BEGINNING AT THE NORTHERNMOST CORNER OF SAID PARCEL "A"**
19 **AND PROCEEDINGS S. 41° 45' E., ALONG THE NORTHEASTERLY LINE**
20 **OF SAID PARCEL "A" 241.08 FEET; THENCE S. 50° 37' W., 369.72 FEET**
21 **TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A" AS**
22 **SHOWN ON SAID MAP; THENCE N. 39° 23' W, ALONG LAST SAID LINE**
23 **229.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID**
24 **PARCEL "A"; THENCE N. 48° 45' E., ALONG LAST SAID LINE 359.94**
25 **FEET TO THE POINT OF BEGINNING.**

26 **PARCEL TWO:**

27 **AN EASEMENT FOR WATER PIPE LINE 10 FEET WIDE, DESCRIBED AS**
28 **FOLLOWS:**

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF
PARCEL 3, SAID POINT OF BEING ON THE NORTHEASTERLY LINE
OF LANTZ AVENUE, AS SAID PARCEL AND AVENUE ARE SHOWN
ON THE PARCEL MAP FILED ON AUGUST 25, 1975 IN BOOK 307 OF
MAPS, AT PAGE 31, SANTA CLARA COUNTY RECORDS; THENCE S.
48° 45 99 W., 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

**AN EASEMENT FOR WATER PIPE LINE 10 FEET WIDE, DESCRIBED
AS FOLLOWS:**

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF
PARCEL B, SAID POINT BEING ON THE NORTHEASTERLY LINE OF
LANTZ AVENUE, AS SAID PARCEL AND AVENUE ARE SHOWN ON
PARCEL MAP FILED MARCH 20, 1973 IN BOOK 319 OF MAPS, AT
PAGE 3, SANTA CLARA RECORDS; THENCE N. 51° 02' E., 185.00
FEET; THENCE N. 38° 58' W., 10.00 FEET; THENCE S. 51° 02' W., 184.93
FEET; THENCE S. 39° 23' E., 10.00 FEET TO THE POINT OF
BEGINNING.

APN 712-04-100

END OF ORDER

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COURT SERVICE LIST:

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